

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 12, "ZONING", SECTION I, "ESTABLISHMENT OF DISTRICTS, PROVISION FOR AN OFFICIAL ZONING MAP", OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING CERTAIN PROPERTIES AS DESCRIBED BELOW; DECLARING A PENALTY, AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That Chapter 12, "Zoning", Section I, "Establishment of Districts, Provisions For An Official Zoning Map", of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibit "A", attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five dollars (\$25.00) nor more than Two Thousand Dollars (\$2000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this 20th day of December 2001.

ATTEST:

Connie Hooks, City Secretary

Lynn McIlhaney, Mayor

APPROVED:



City Attorney

EXHIBIT "A"

That the Official Zoning Map of the City of College Station, Section I, "Establishment of Districts, Provisions For An Official Zoning Map", of Chapter 12, "Zoning", is hereby amended as follows:

The following property is rezoned from A-O Agricultural Open to PDD-H Planned Development District for Housing.

All that certain lot, tract, or parcel of land lying and being situated in the Robert Stevenson League, Abstract No. 54, College Station, Brazos County, Texas, said tract being all of a called 27.230 acre tract as described by deed to Westfield Addition, Ltd., recorded in Volume 3242, Page 244 of the Official Records of Brazos County, Texas (O.R.B.C.); all of a called 39.229 acre tract as described by a deed to Westfield Addition, Ltd., recorded in Volume 3242, Page 255 (O.R.B.C.); a portion of a called 8.781 acre tract as described by a deed to Westfield Addition, Ltd., recorded in Volume 3223, Page 61 (O.R.B.C.); a portion of a called 8.351 acre tract as described by a deed to Westfield Addition Ltd., recorded in Volume 3223, Page 65 (O.R.B.C.); and a portion of a called 5.00 acre tract as described by a deed to Westfield Addition, Ltd., recorded in Volume 3223, Page 57 (O.R.B.C.), said tract being more particularly described by metes and bounds in the attached Exhibit "B," and shown graphically in Exhibit "C," and by the attached Concept Plan, Exhibit "D."

Purpose Statement: The Parcel is located between two school sites and is ideally suited for a young family market. The purpose of this design is to develop a neighborhood for entry-level family housing. Affordability is a key issue to this type of housing. We have established three lot sizes that correspond to several floor plans that range in width from 40' to 35' to 25'. The typical corresponding lot sizes are proposed to be 50' x 115', 45' x 115' and 35' x 90'. A trail system will be required to connect this neighborhood to adjoining school parcels and adjacent neighborhoods as well as the proposed central neighborhood park.

Uses Allowed: Single family residential
Parkland
Open-space
Greenways

Modifications Possible: The applicant may request modifications to the standard requirements for:

- (1) Street pavement widths
- (2) Sidewalk requirements
- (3) Trail requirements
- (4) Building setbacks
- (5) Minimum lot areas and dimensions, with special consideration for those lots that are located adjacent to the floodplain or greenway areas

FIELD NOTES

75.651 ACRES

Metes and bounds description of all that certain tract or parcel of land lying and being situated in the ROBERT STEVENSON LEAGUE, Abstract No. 54, College Station, Brazos County, Texas, said tract being all of a called 27.230 acre tract as described by a deed to Westfield Addition, Ltd., recorded in Volume 3242, Page 244 of the Official Records Of Brazos County, Texas (O.R.B.C.); all of a called 39.229 acre tract as described by a deed to Westfield Addition, Ltd., recorded in Volume 3242, Page 255 (O.R.B.C.); a portion of a called 8.781 acre tract as described by a deed to Westfield Addition, Ltd., recorded in Volume 3223, Page 61 (O.R.B.C.); a portion of a called 8.351 acre tract as described by a deed to Westfield Addition, Ltd., recorded in Volume 3223, Page 65 (O.R.B.C.); and a portion of a called 5.00 acre tract as described by a deed to Westfield Addition, Ltd., recorded in Volume 3223, Page 57 (O.R.B.C.), said tract being more particularly described by metes and bounds as follows.

BEGINNING: at a 5/8 inch iron rod set on the northwest line of Barron Road marking the east corner of said 39.229 acre tract and the south corner of a called 93.543 acre tract as described by a deed to EDWARD FROEHLING recorded in Volume 3162, Page 199 (O.R.B.C.), for reference a 1/2 inch iron rod found on the northwest line of Barron Road bears: N 42° 52' 30" E for a distance of 151.21 feet from which a 1/2 inch iron rod found bears: N 42° 23' 55" E for a distance of 369.64 feet;

THENCE: along the northwest fenced line of Barron Road, same being the southeast line of said 39.229 acre tract and said 27.230 acre tract, for the following four (4) calls:

- 1) S 43° 33' 15" W for a distance of 364.85 feet to a point in said fence line,
- 2) S 43° 45' 08" W for a distance of 319.55 feet to a point in said fence line,
- 3) S 43° 43' 01" W for a distance of 330.56 feet to a point in said fence line and
- 4) S 43° 59' 17" W for a distance of 370.33 feet to a 1/2 inch iron rod found marking the south corner of said 27.230 acre tract and the east corner of a called 5 acre tract as described by a deed to Robert C. Morgan recorded in Volume 2751, Page 185 (O.R.B.C.);

THENCE: N 47° 58' 40" W along the common line of said 27.230 acre tract and said 5 acre tract (2751/185), at 4.40 feet pass a 1/2 inch iron rod found, continue on for a total distance of 635.58 feet to a found 5/8 inch iron rod marking an angle point in said common line;

THENCE: N 48° 47' 40" W continuing along the common line of said 27.230 acre tract and said 5 acre tract (2751/185) for a distance of 104.50 feet to a found 5/8 inch iron rod marking the north corner of said 5 acre tract (2751/185) and the most easterly corner of Lot 11, BALD PRAIRIE SUBDIVISION, according to the plat recorded in Volume 321, Page 571 of the Deed Records of Brazos County, Texas (B.C.D.R.);

THENCE: N 48° 23' 33" W along the common line of said 27.230 acre tract and said BALD PRAIRIE SUBDIVISION for a distance of 247.12 feet to a 1/2 inch iron rod found marking the common corner of said Lot 11 and Lot 10, BALD PRAIRIE SUBDIVISION (321/571);

THENCE: N 48° 13' 26" W continuing along the common line of said 27.230 acre tract and said BALD PRAIRIE SUBDIVISION for a distance of 362.28 feet to a 1/2 inch iron rod found marking the common corner of said Lot 10 and Lot 9, BALD PRAIRIE SUBDIVISION;

THENCE: N 48° 41' 04" W along the common line of said 27.230 acre tract, said 39.229 acre tract and BALD PRAIRIE SUBDIVISION, at 330.78 feet pass a 1/2 inch iron rod found marking the common corner of said Lot 9 and Lot 8, BALD PRAIRIE SUBDIVISION, at 707.74 feet pass a 1/2 inch iron rod found

marking the common corner of said 39.229 acre tract and said 8.781 acre tract, said iron rod found being on the northeast line of said Lot 8, continue on for a total distance of 1167.02 feet to a 1/2 inch iron rod found on the southwest line of said 8.781 acre tract marking the north corner of Lot 7, BALD PRAIRIE SUBDIVISION and the east corner of a called 100 acre tract as described by a deed to Donald F. Carroll recorded in Volume 147, Page 541 (B.C.D.R.);

THENCE: N 48° 26' 14" W along the common line of said 8.781 acre tract and said 100 acre tract for a distance of 336.80 feet to a found 1/2 inch iron for corner;

THENCE: through said 8.781 acre tract and the beforementioned 8.351 acre tract for the following eight (8) calls:

- 1) N 41° 33' 46" E for a distance of 40.18 feet to a found 1/2 inch iron rod for corner,
- 2) N 76° 18' 53" E for a distance of 195.84 feet to a found 1/2 inch iron rod for corner,
- 3) N 63° 07' 15" E for a distance of 240.42 feet to a found 1/2 inch iron rod for corner,
- 4) N 88° 13' 59" E for a distance of 265.71 feet to a found 1/2-inch iron rod for corner
- 5) S 10° 04' 42" E for a distance of 179.45 feet to a found 5/8 inch iron rod for the Point of Curvature of a curve having a radius of 25.00 feet;
- 6) along said curve through a central angle of 90° 00' 00" for an arc distance of 39.27 feet (chord bears: S 55° 04' 42" E - 35.36 feet) to a 5/8 inch iron rod set for the Point of Tangency;
- 7) N 79° 55' 18" E for a distance of 183.41 feet to a found 5/8 inch iron rod for the Point of Curvature of a curve having a radius of 270.00 feet;
- 8) along said curve through a central angle of 38° 00' 00" for an arc distance of 179.07 feet (chord bears: N 60° 55' 18" E - 175.81 feet) to a found 5/8 inch iron rod in said 5.00 acre tract (3223/57) for the Point of Tangency;

THENCE: N 41° 55' 18" E through said 5.00 acre tract (3223/57) and along the southeast line of WESTFIELD ESTATES, PHASE ONE, for a distance of 280.00 feet to a 5/8 inch iron rod set on the southwest line of the remainder of a called 49.026 acre tract as described by a deed to the College Station Independent School District recorded in Volume 2774, Page 269 (O.R.B.C.), said iron rod found marking the east corner of WESTFIELD ESTATES, PHASE ONE;

THENCE: S 48° 04' 42" E along the common line of said 5.00 acre tract (3223/57) and said remainder of 49.026 acre tract for a distance of 60.04 feet to a 3/4 inch iron pipe found on the northwest line of said 39.229 acre tract marking the common corner of said 5.00 acre tract (3223/57) and said remainder of 49.026 acre tract;

THENCE: N 41° 57' 19" E along the common line of said 39.229 acre tract and said remainder of 49.026 acre tract for a distance of 313.11 feet to a 3/4 inch iron pipe found marking the north corner of said 39.229 acre tract and the west corner of the aforementioned 93.543 acre tract;

THENCE: S 47° 55' 25" E along the common line of said 39.229 acre tract and said 93.543 acre tract for a distance of 2101.20 feet to the POINT OF BEGINNING containing 75.651 acres, more or less,

